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The McKinley Herald.

VOL. I, No. 9. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. DECEMBER, 1905.

WORK ON THE MANIGUA ORANGE GROVES.

6000 CITRUS TREES TO BE SET OUT.

Expert Orange Grower Engaged for Grove Work.

Arrangements have been made for the purchase and shipment to McKinley on Jan. 1st of 6,000 orange and grapefruit trees which are to be planted immediately in the Manigua Orange Groves tract.

These trees are four-year-old roots and were budded one year ago to fancy varieties of orange and grape-fruit stock. They are guaranteed to be sound and healthy and of at least ⅝ of an inch caliper. This is the first consignment of trees to be shipped this winter, but it is to be followed by additional shipments as fast as the trees can be taken care of. Planting will begin at McKinley as soon as the trees arrive. Holes have already been dug for 2,000 and the work of setting them out will soon be in full swing.

President Horace P. Hayes left for McKinley on December 16th, accompanied by his oldest son, whose health was so much improved by his sojourn on the Isle of Pines last winter. Mr. Hayes went via Jacksonville and Tampa, Fla. While in the latter city he will confer with the nursery company by whom the first shipment of 6,000 trees is being made.

The company will engage at once an experienced orange grower to take charge of the planting and cultivation of the Manigua groves. It is now expected that Mr. Robert Reid of Guanajoy, Cuba, will be selected.

Mr. Reid is an old Florida grower, having resided in that State for ten years until frozen out by the cold wave of 1894 and '95. Then he went to Jamaica, subsequently removing to Cuba, where he has been employed in the care and cultivation of citrus trees for several years. He is highly spoken of by his former employers, and it is believed that he will prove the right man for the task of looking after the 45,000 trees which will comprise the Manigua Groves.

It will interest our investors to read the opinion of Mr. D. W. Griffing, one of the most experienced orange growers in Florida, regarding the soil and general conditions at McKinley. Mr. Griffing is a member of the firm of Griffing Bros., the well-known Florida nurserymen who have contracts for making orange groves at Bahia Honda, Province of Pinar del Rio, Cuba. In a letter regarding McKinley, which Messrs. Griffing Bros. wrote after hearing from Mr. D. W. Griffing, they say:

"Mr. Griffing reports that your prospects, so far as the class of land and local conditions for building a fine orange grove, to be extremely good, and expressed himself as their being better than the conditions were at Bahia Honda."

Pineapples Advancing.

Philadelphia, Dec. 8.--Pineapples are moving steadily with prices pointing upward. Fancy 24s are quoted at $4@4.50 per crate, while 30s and 36s are firm.—*N. Y. Packer.*

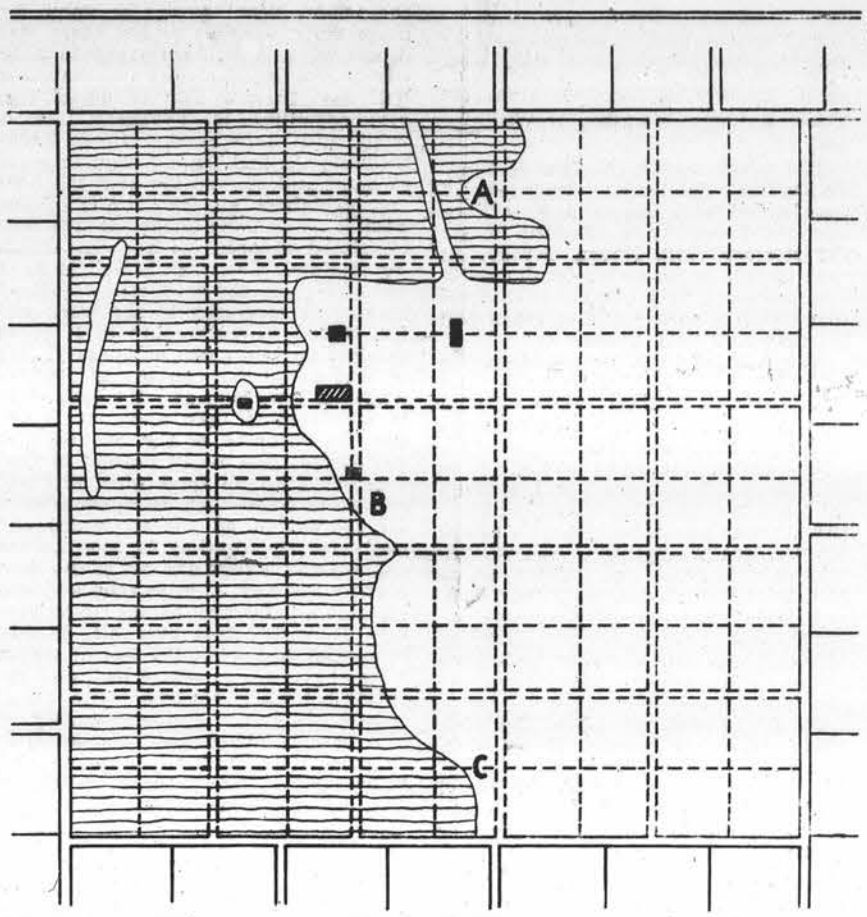
(Compare the above figures with our estimated prices on page 34 of our Prospectus.)

VIEW OF PART OF THE CLEARING AND PLOWED LAND OF THE 500 ACRE ORANGE GROVES TRACT.—Note the Saw Mill which is Temporarily located on the tract, Two teams can be seen at work in the foreground.—Photo by F. A. Fernald.

$14 Per Box for Oranges.

New York, Nov. 17.—The California orange market has ruled very strong this week. It saw the close of the old season and the opening of the new one. On Wednesday the last car of Valencia lates, for the season 1904-05 was sold and realized the record gross amount of $3,660.65. The range on the various grades was as follows: Extra fancy, $14.50@7.37½; fancy, $9.12½@5.62½; standards, $6.30@5.40.—*N. Y. Packer.*

NOTE.—Of course, these prices are phenomenal and growers cannot expect to get such enormous returns on all shipments, but the fact remains that Isle of Pines fruit which can be successfully marketed in September, October and November will fill a demand for early oranges which California and Florida have tried in vain to supply.



MAP OF THE MANIGUA ORANGE AND GRAPEFRUIT GROVES TRACT. AREA, 500 ACRES.—The unshaded part, amounting to 275 acres, has been cleared and partly plowed. Clearing is going on at points "A," "B" and "C." The dotted lines enclose 5-acre squares. The grove house is in square 4 from top and left side, while the saw mill is on the line between the 3d and 4th squares from the top and the 6th from the left. The Superintendent's cottage is north of the grove house.

THE FIRST YEAR'S WORK AT McKINLEY.

ANNIVERSARY OF THE FOUNDING OF THE COLONY.

Much Land Cleared and Other Improvements Begun.

It will be one year on the 30th of December since the first party of colonists arrived on the McKinley tract to lay the foundations of the future settlement.

This little band of Americans known as the "pioneer corps" consisted of Messrs. Adam Gaiser, J. A. McNeill, J. H. McGillis, W. A. Ruck de Schel and W. E. Poor. They were all from Buffalo, N. Y., where they had become interested in the Isle of Pines through the published announcements of the Tropical Development Company, the first of which apeared on October 30, 1904, in the Buffalo *Courier*.

At this time there were no American and but few Cuban residents on the McKinley property. The best house on the whole tract was the Blanco home which had been vacated sometime before to make room for the new comers. This structure, built in the native style with a roof of thatched palm leaves, served as the first residence of the pioneer corps and a general headquarters for the company for the few months succeeding the arrival of these earliest settlers.

The year just closing has witnessed great changes in the aspect of the colony and the improvements which the investors in this enterprise have the right to expect, are in full swing and bear mute, but not the less eloquent evidence of the work that has been accomplished during the first year of the colony's experience.

First and most important in the work of development stands the clearing of 275 acres (over one-half) of the Manigua orange and grapefruit groves. We say "most important" because this body of 500 acres of land (title to which is held in trust by the Fidelity Trust Company of Buffalo), which we are converting into a great grove of 45,000 trees, is the security for the *profit-sharing gold bonds* issued by the Tropical Development Company and, therefore, the clearing, planting and cultivation of this property are matters of the first importance to every bondholder on our books.

Herewith we publish a map showing the clearing accomplished to date and the accompanying photograph will enable the reader to see very clearly how the land looks today, the wall of trees which bound the clearing on all sides showing how the property appeared when we began operations a year ago this month.

This work speaks for itself. It means that the Tropical Development Company and its bondholders are engaged in the largest and most important enterprise of any kind in the Isle of Pines, and one of the largest citrus fruit undertakings in the whole Republic of Cuba. It means that we and our bondholders are the largest employers of labor in the Isle of Pines, that we are doing more work, spending more money and advertising our locality more widely than is being done anywhere else, and means, finally, that we are established on the McKinley tract in the heart of the property we

(Continued on page four.)

The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

DECEMBER, 1905.

CLEAR YOUR LAND!

Just a few words of advice to our investors at McKinley:

Several of you, we know, only intend now to spend the winter at McKinley and then return and resume your positions in the spring, arranging your affairs here and returning to make your permanent homes at McKinley next fall.

Now, don't forget that in your case time is money, and don't let a day pass without doing something to improve your property. Make every hour count. Clear off the trees, plow up your tract, and harrow it so that it can "sweeten," and, if you intend to establish an orange grove, set out your trees this winter. Remember, every stroke you do *now* will tell heavily in the future. If you prepare your land as advised, it will be ready for your crop of vegetables next September or October, and bear in mind that *your first* crop of vegetables, carefully cultivated and shipped in midwinter, will pay you a profit which will not only enable you to pay for your Bonds in *full* but will compensate you handsomely for your time and trouble.

The Isle of Pines is entering upon a period of prosperity such as it has never known. The new boat launched on December 14th will furnish cheap, quick and regular transportation between the Isle of Pines and Cuba. We can ship our fruits and vegetables on Friday and they will arrive in New York on Tuesday—*only four days.* One by one the excuses which some have made for not doing more work are being eliminated by the remorseless fingers of progress, so that the time is at hand when the facts will be apparent to even the dullest observer. A farmer's character can be read in the appearance of his property. A field grown up in grass, a tree felled but not removed, a swinging gate, or a broken-down section of wire fence, are the evidences which tell plainer than words their tale of laziness or incompetence.

The Isle of Pines has produced $449 worth of egg-plant on a single half acre of land. It has grown $1,000 worth of tobacco on an acre. It has produced cabbage which sold for 6c a pound in January, and pineapples which hold the record for high prices in Havana. Its watermelons sell for 60c each in the Cuban capital, and its grapefruit have brought $12 a box in New York City in September in a market absolutely destitute of any competing product. It is now up to *you*, men of McKinley, to make these figures regular market quotations for the output of your fields and orchards, until the fame of your achievements is spread broadcast throughout the frozen North, where thousands are already beginning to look longingly towards your island home.

We predict that the year 1906 will witness the greatest rush to the Isle of Pines that it has yet known, and let us all see to it that these newcomers find the elements of progress on every hand in the cleared fields, cozy homes, well-tilled gardens and budding orange groves of the pioneer settlers. These visitors will then become *your neighbors*, and, almost before you know it, you will find yourself in the center of a thriving agricultural community.

The clearing of your land is the first and most important step, and nothing should prevent you from accomplishing it if you have gone to McKinley with that end in view. The pleasant winter days are simply ideal in which to work, and a ten-acre tract thoroughly cleared and plowed will be something you can point to with pride as the result of your first winter's stay at McKinley.

LAUNCHING OF THE NEW TWIN-SCREW PASSENGER AND FREIGHT STEAMER "CHRISTOBAL COLON," DEC. 14, 1905, at BALTIMORE, MD.—In the group from left to right are: Mr. T. J. Keenan, of Pittsburg, Pa., one of the owners, also Mr. G. W. Messick, Mrs. Wm. Stembler, Mrs. Nilson (Christening the Boat) and Captain Nilson, the builder.

New Steamer Launched.

The Nilson Yachtbuilding Company yesterday launched the hull for a twin-screw steamer on an order from the Pusey & Jones Company, of Wilmington, Del.

The vessel is for the Isle of Pines Steamship Company, composed of Americans, with offices in New York and Pittsburg. It is intended to run the steamer from Nueva Gerona, on that island, to Batabano, on the mainland of Cuba. It is calculated that the trip across from the Isle of Pines will not take over eight hours.

Mr. T. J. Keenan, president of the Isle of Pines Steamship Company, and Mr. George A. Messick, assistant manager of the Pusey & Jones Company, witnessed the ceremony.

The christening party was made up of friends of Mr. Leonard Nilson, president of the Nilson Yachtbuilding Company. Mrs. Emilie Nilson, wife of the builder, was the sponsor. She was attended by Mr. and Mrs. William Stembler, Miss Ella Stembler, Mr. and Mrs. Leo Pentz, Mr. and Mrs. George Albaugh, Miss Lulie Moke, Mrs. Dorothy McDonald, Mr. and Mrs. Charles Leightheiser and Capt. William Henry, of the Southern Police district.

On a platform erected at the stem of the vessel Mrs. Nilson and her party took up a position, and with a bottle of champagne she christened the vessel Christobal Colon, after the great Genoese navigator who was the discoverer of the Isle of Pines.

As soon as it was overboard the hull left for Wilmington, Del., in tow of Weaver's tug Leader. With it was an 18-foot power launch, built by Nilson for Mr. Keenan, to be used in the Isle of Pines.

The Christobal Colon is 130 feet long. 28 feet beam and 8 feet 6 inches deep. With all weights on board and cargo capacity taken up, the vessel will draw 5 feet 6 inches. The owners will place the new vessel under the American flag and she will hail from New York. —*Baltimore Sun.*

The New Steamer.

Mr. S. R. Corbin, formerly of Buffalo and who passed several months at McKinley last winter, has written us the following interesting letter regarding the new steamer "Christobal Colon," now being built:

BALTIMORE, MD., Dec. 10, 1905.

Mr. R. P. Risley, Buffalo, N. Y.

MY DEAR MR. RISLEY—It was my pleasure today to make an examination of the new boat now building for service between the Isle of Pines and Cuba. Knowing that a majority of the bondholders as well as the residents of the Island were anxious to know for a certainty whether or not there was a boat being built, I am happy to state that it is an assured fact and that they will see the new boat in actual service sometime in February. It is being built here by the Nilson Yacht Building Co. and Capt. Nilson took me in hand and showed me over the boat and explained all the details of the work already done and what was contemplated in order to add the finishing touches. The work is well in hand and there are about 50 men employed in various capacities in the work and Mr. Nilson is pretty sure of it being finished the latter part of January. He intends to set the engines and boilers within a few days and the launching is scheduled to take place on Thursday, December 14, at 1 P. M. He was anxious to have me be present at that time, but I do not know whether I will be able to do so. All of the woodwork for the cabins, etc., is all joined and ready to put together as soon as the engines and boilers are out of the way. And by the way, it is as trim and serviceable a little craft as one could wish for. It is 130 feet over all, 28 feet beam and draws but 5½ feet of water. It has two twin screws, 5 feet, and the entire bottom is sheathed with heavy copper. It has a freight capacity of 150 tons, and if necessity demands, 50 or more tons could be accommodated below deck. The dining saloon is situated on the lower deck aft, and the cabins are on the shade deck and number 22 with two berths, each giving it accommodations for 44 passengers outside of the crew. Of course, 100 or more could be carried, as I am sure the boat could make the trip in six hours or less. Not being well versed in ship building details, I am unable to give a practical description of the new boat, but I feel sure that the public who find occasion to take the trip on her will find it up to date in every respect, and will feel proud that they have such a trim craft for their use.

You are at liberty to use this letter if it will benefit you in any way, and as soon as the weather permits I intend to take a photograph of the boat and will send you one.

Thanking you for past favors and wishing you every success, I remain,

Truly yours.

S. R. CORBIN.

Departures for McKinley.

Hon. Erastus C. Knight, Mayor of Buffalo, who retires from office January 1st, leaves immediately thereafter for McKinley, accompanied by Mrs. Knight and the three Misses Knight. Mayor Knight is a director of the Tropical Development Company and was so favorably impressed with the climate of McKinley on the occasion of his two visits there last winter that he expects to visit the colony every winter, if business permits. Mr. Theodore Knight, the mayor's oldest son, is busily engaged with the survey of the town-site. Mayor Knight and family will occupy a comfortable cottage at McKinley, which is now being built.

Messrs. A. Daul and Anthony Krost left for McKinley in December to pass the winter in clearing Mr. Daul's tract, No. 30.

Mr. J. T. Lont, an experienced farmer of New York state, left for McKinley the last of November. Mr. Lont expects to get his tract, the southern five acres of No. 417, cleared this winter.

Messrs. Eugene Vogt and J. F. Kennedy left for McKinley on Dec. 8th to spend the winter in clearing their tracts. They will build on their properties as soon as possible.

Mr. B. A. Press will leave for McKinley shortly to clear his tract, No. 25. Mr. Press is an experienced merchant and may open a store at Port McKinley.

Messrs. T. S. Whitwell and G. C. Davis will leave this month for McKinley to spend the winter in clearing their tract, No. 26.

Messrs. James E. Webster and Guy Webster, father and son will go down to McKinley early in January to clear the northern five acres of Tract 372, which they have purchased. The Messrs. Webster are experienced farmers and vegetable growers and accustomed to plowing and general farm work in Erie County, so they will doubtless make a great success of their work at McKinley.

Mr. G. A. Otis will go down to McKinley early in February to pass the balance of the winter and spring in the colony where he has extensive holdings.

Mr. Alfred Johnson left for McKinley in December accompanied by Mrs. Johnson and will spend the winter clearing tract No. 425.

The Isle of Pines as a Training Ground.

It is not yet settled whether the Cubs will train at Champaign, Bermuda, or some other spot. The latest is a proposition for training quarters on the Isle of Pines. This may catch the fancy of the management. It is said that the Isle of Pines has an ideal climate, never above 90 or below 58, and that fine accommodations can be had. Bermuda also appeals to Charlie Murphy. "I have long wished," says the Cubs' leader, "to sit beneath the shade of the Bermuda onion tree, watch the fragrant onion blossoms blow, and catch the ripe, juicy fruit as it comes tumbling down. A trip to Bermuda seems just about right to me." Champaign has many advocates, but the cold of that region is a drawback. Champaign in early March days would be pretty chilly, and this might result in bad arms.—*Sporting Life.*

McKINLEY ITEMS

Mr. W. J. Cleland and his son-in-law, W. H. Brown, although comparatively recent comers, have nearly two acres planted with sweet potatoes, yuca, tomatoes, egg-plant, radishes and watermelons. Mr. Cleland is also in great demand for work at his trade, and every day that he could spare his mules and his son Ralph to drive them, they were hired by other settlers, so that he has purchased a second pair.

Miss West would like a few pupils in English, Latin, French, German, mathematics and literature. Terms moderate. Drawing and painting a specialty. Lessons given at pupils' homes, or at "El Nido," Tract 122.

Mr. Fernald writes as follows: "We have recently dragged off the saw-logs and burned the waste logs and stumps on the five-acre square east of the Grove House. Another day will finish the plowing and then holes will be dug ready for orange trees. The space between the trees will be used for a garden to supply vegetables and fruit to the Grove House, and some experimental planting will be done in it."

Mr. Prenatt reports he has had radishes, onions, lettuce, and cucumbers, picked from his own garden; also, that watermelons, muskmelons, corn, cabbage, egg-plant, tomatoes and peppers are growing nicely. Rhubarb plants that he set out have grown wonderfully in a few weeks, also fig and walnut trees have got a good start.

There was a pleasant gathering at the house of Mr. and Mrs. James H. Bostwick on the evening of November 11th, which comfortably filled the living room and veranda of their cottage, about thirty being present. After an hour or so of general conversation on planting operations and other matters of interest, the first deed issued to a bondholder for land at McKinley—the deed to Mrs. Bostwick for Tracts 421 and 431—was read in Spanish by Mr. Fernald, treasurer of the Company, who gave a summary of each paragraph in English after reading the original, and told what steps were gone through in drawing the deed, assessing the State tax, and recording the document. Refreshments were then served and an enjoyable evening passed.

Mr. F. C. Payne has built a pretty cottage on Tract 83, which fronts on the Boulevard and on the road along the north side of the town-site. Mr. Arthur W. Chaddock, who is boarding with Mr. Payne, has gone into partnership with him, and these gentlemen have ordered a fine pair of mules from Havana, so that they will be able to make clearing and plowing contracts for other settlers and non-resident investors, besides getting their own land in good order for planting.

Mr. R. Grover Parsons, whose departure for McKinley was announced in the HERALD for November, has arrived and already has several acres cleared. He has purchased a team of mules, but will not be able to do any work for other settlers, as he can keep them busy on the tracts owned by himself and the Messrs. Hopkins. We are informed that Mr. Parsons is comfortably established on his tracts, with Mr. and Mrs. Carpenter as assistants.

Mr. Harlow C. Palmer is staying with Mr. Parsons on his tract and is hard at work clearing up his land.

The guests at the Grove House were not allowed to go without a genuine Thanksgiving dinner this year. There are turkeys on the Isle of Pines, and after a two days' search, Adolfo, our Cuban store clerk, secured some that proved to be tender and delicious. The menu comprised mock turtle soup, roast turkey, cranberry sauce, sweet potatoes, corn fritters, pumpkin pie and coffee. Pink "limeonade" took the place of cider. Eight extra guests came from their homes to partake of the repast, and after it was over hearty expressions of satisfaction were heard on all sides.

The picture of the blacksmith shop in the November HERALD was from a photograph by Mr. F. A. Fernald.

The steamer "J. J. Campbell" was laid off during the month of November, in order that her bottom might be coppered. This and other necessary repairs were made, and she is again on the route between Batabano and the Isle of Pines. The new steamer will be a very welcome acquisition.

BACHELOR QUARTERS AT McKINLEY.—In the group are Messrs. Seelbach, Sherwood, Beyer, McGillis and one other whom we fail to recognize.

Mr. B. A. Butler, who left for McKinley in November, has arrived at the colony, and is well pleased with his land. His tool chest went through all right, and he is probably busily engaged at his trade by this time helping to build one of the several houses that are going up in various parts of the colony.

Work is progressing favorably upon the airy verandas of the Grove House. The floor of the verandas has been laid, and the job will be finished as quickly as possible.

Mr. W. J. Cleland has ordered the lumber for his new house.

Mr. Fernald requests that the announcement be made that no one can send more than one lot of household goods free of duty.

Mr. Charles F. Young writes that their furniture has arrived and that they have been busy with Mr. Tolksdorf clearing a part of Mr. Albert B. Young's property. In a letter dated Dec. 3d, he writes:

"We commence with a gang of men tomorrow to clear the tracts belonging to George and myself. Although it has all been cleared once, there is a growth of bushes to get out of the way. We will get our well completed this week. Have built a kitchen and chicken coop and George has his tent in fine shape with his furniture. We are all right and will push right along. Monday on our way over we stopped at Mr. Parson's and Mr. Palmer's tracts. They were just taking lunch and had the platform up for their tents. Mr. Dunning is pushing their work along fast. I have not been there, but saw it from the road. Good-bye—push the actual settlers along.

"Yours very truly,

"CHAS. F. YOUNG."

George Seymour West

UNADILLA, Dec. 5.—Word has just been received here of the death of George Seymour West at McKinley, Isle of Pines, which occurred on November 21st. Mr. West was a young man, 24 years of age, and a son of Rev. George West, a former Episcopal minister, who went to the Isle of Pines in July last and planted an orange grove there. Mr. West had been in the Isle of Pines about six weeks previous to his death, and it was thought by the family that his health had been improved by the change of climate. Previous to going to the island Mr. West was in Denver, Col., where he had gone hoping that the climate there would benefit his ailing, which was tuberculosis. Mr. West was born in Carville, N. Y., in 1881, and was graduated from St. Stephen's College at Annadale-on-the-Hudson in 1902. It was his intention to enter the ministry in the Episcopal Church, but owing to poor health he was obliged to abandon the idea. For several years he has spent his time at noted health resorts, but all climatical changes were of no avail. The burial was at Santa Fe, on the island, the regular Episcopal services being used. Numerous floral contributions were received from the American residents of the island. Mr. West is quite well known here, having spent several summers at the home of S. Horace Chapin. He was a cousin of Mrs. Chapin and a nephew of Mrs. Benjamin Palmer of this place. Beside his father he is survived by a sister, Miss Grace F. West, who resides on the island with her father.—*Binghamton (N. Y.) Press.*

(NOTE.—The sympathy of the Company and of all the settlers at McKinley is extended to Rev. West and Miss West in their great bereavement. Although young Mr. West had resided at McKinley only a few weeks he had made many friends in the Colony.)

ORANGE BLOSSOMS

Fragrant and sweet is thy blooming, today,
In the warm, sunny South—by the blue, far away!

White as the snow-flakes that drift on the breeze
Are thy starry, white blossoms adrift o'er the trees!

Breathing thy perfume—how pure is the air,
Ah, what bloom in its sweetness may with thee compare!

Enviable flower—ever chosen art thou—
By the bonniest bride to deck her fair brow!

Fragrant and sweet is thy blooming, today,
In the warm, sunny South—by the blue, far away!

CAROLYN B. LYMAN.

First Annual Inspector.

Mr. Albert B. Young of Buffalo has been elected first annual inspector by the holders of bonds and contracts of the Tropical Development Company as a result of the recent contest.

There were eight candidates, each holder of bonds or contracts who wished to become a nominee being given the opportunity of doing so. Circulars were prepared by the candidates and mailed by the company to all bondholders on Nov. 18th, and the polls closed on Dec. 1st at 6 p. m., in Buffalo and at McKinley. The following is the result of the election:

Mr. A. B. Young received 134 votes; Prof. W. V. Graves, 27; Mr. G. J. Wheeler, 25; Mr. T. P. King, 8; Mr. F. M. Somerville, 7; Mr. P. D. Schenck, 4; Dr. H. L. Gillette, 2 Total number of votes, 207. The total number of bondholders is about 400, so that the number of votes cast is about half the entire number if all had voted. Each bondholder had one vote, irrespective of the number of bonds he owns.

Mr. Young will visit McKinley early in February and upon his return his report will be printed and mailed to all holders of bonds and contracts.

Mr. Young is highly spoken of by his friends and will no doubt make an excellent inspector. His term of office is for one year from date of election.

On the Isle of Pines.

W. L. Comstock, of the firm of Comstock-Farnell Produce Co., Mobile, Ala., returned recently from the Isle of Pines and says it is the most productive little island in the world.

Just sixty miles due south of Cuba this beautiful island has been bought up by Americans and converted into a truck garden which produces the finest crops that can be grown.

Mr. Comstock tells us that the soil is more like that of America than the other sea islands of the south. It differs very much from that of Cuba in that the soil will produce all kinds of fancy vegetables but not well adapted to sugar cane, etc., as are grown on the former islands.

During January shipments of egg-plant, tomatoes, okra, peppers, etc., will begin and continue for some time. As the time to reach Mobile is only about forty-eight hours, a great portion of this truck will come to that point.

The island is about twenty-eight by thirty miles in dimension and getting well under cultivation.

It is said growers have made a small fortune in one year from truck grown on the island. Comstock is so well pleased with the future outlook that he intends to return and possibly buy a farm on the island.—*New York Packer.*

Florida Oranges.

Cincinnati—The Carl A. Albrecht Co. offer the famous Sampson Grove oranges. They will have in addition several thousand boxes of fruit from other Florida groves.

Homeland, Fla. — The Homeland Fruit and Vegetable Growers' union are shipping oranges in small quantities and carlots at the following prices: Brights, $1.75: Russets, $1.65, f. o. b. Homeland. Pack and quality guaranteed.—*N. Y. Packer.*

Cuban Tomatoes.

New York.—The E. R. Brackett Co. is the exclusive handler of the celebrated Flor de Cuba brand of Cuban tomatoes. About 60,000 crates are expected. This brand is carefully selected, and superior in quality and packing. The company will also handle other vegetables bearing this famous brand, and invite correspondence from receivers.—*N. Y. Packer.*

An Illustration of our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 6 months	Every 6 months	Yearly
1 bond..	$ 1.78	$ 5.32	$10.63	$21.25
2 bonds.	3.55	10.63	21.25	42.50
3 bonds.	5.32	15.95	31.90	63.80
4 bonds.	7.09	21.25	42.50	85.00
5 bonds.	8.86	26.58	53.16	106.25
6 bonds.	10.63	31.88	63.75	127.50
7 bonds.	12.40	37.20	74.40	148.80
8 bonds.	14.17	42.50	85.00	170.00
9 bonds.	15.94	47.82	95.63	191.25
10 bonds.	17.71	53.13	106.25	212.50
11 bonds.	19.48	58.44	116.88	233.75
12 bonds.	21.25	63.75	127.50	255.00
15 bonds.	26.57	79.69	159.38	318.75
20 bonds.	35.42	106.26	212.50	425.00
24 bonds.	42.50	127.50	255.00	510.00

At the request of numerous Bondholders, the Company has decided to allow a discount of Ten Per Cent. (10%) on annual payments, so that you *save money by paying annually at time of purchase.*

The net amount of money due the Company on any annual payment after the Ten Per Cent. discount is deducted may be seen at a glance by consulting the following table:

	Yearly Payment	Less Ten Per Cent	Net Amount Due Company
1 bond.....	$ 21.25	$ 2.12	$ 19.13
2 bonds....	42.50	4.25	38.25
3 bonds....	63.80	6.38	57.42
4 bonds....	85.00	8.50	76.50
5 bonds....	106.25	10.63	95.62
6 bonds....	127.50	12.75	114.75
7 bonds....	148.80	14.88	133.92
8 bonds....	170.00	17.00	153.00
9 bonds....	191.25	19.12	172.13
10 bonds....	212.52	21.25	191.25
11 bonds....	233.75	23.37	210.38
12 bonds....	255.00	25.50	229.50
15 bonds....	318.75	31.87	286.88
20 bonds....	425.00	42.25	382.75
24 bonds....	510.00	51.00	459.00

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $85 each and pay only $21.25 down on them as your first payment, or if you pay a year's payment you get Ten Per Cent. discount. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $21.25 down and $21.25 a month for four years, or an annual payment of $229.50, you can secure 12 of our Gold Bonds at $85 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

THE FIRST YEAR'S WORK AT McKINLEY.

(Continued from page one.)

are *giving away*, the largest freight-producer in the Isle of Pines.

When the Manigua groves are in full bearing they will ship over *6,000 tons* of freight a year. With this quantity of tonnage assured, it is reasonable to look forward to the construction of a railroad which will connect the Manigua orange groves with Port McKinley, and which will run through the very centre of the McKinley colony, so that no tract on the map will be more than one mile from the railroad.

Not only has the company been very busy during its first year, but our colonists and settlers have likewise been hard at work. On all sides one sees evidences of the spirit of progress which is transforming the whole property. There is not a colonist at McKinley who has not cleared several acres of his land, and many of them have their land plowed and have planted their first crops of vegetables.

Next month they will be eating winter-grown tomatoes, egg-plant, lettuce and other vegetables raised at McKinley.

Considerable acreage has also been cleared for non-resident investors and it is the earnest hope of the company that this good work will continue on even a larger scale during the coming year, for every tree that is felled and every furrow that is plowed contributes to the up-building of the colony and increases the value of every other acre. To our non-resident bondholders we would say: "Get some colonist or settler to clear your land for you and, remember, that in so doing you are not only making your property more valuable, but you are encouraging some one else to put in his spare time at profitable work and thus continue his efforts towards getting started himself."

To our settlers at McKinley we would say: "Remember that you cannot plant your land until you have cleared it, and the more land you clear this winter the more produce you can raise next fall. The man who won't clear land wouldn't plant it if it were cleared."

The development of the colony has been marked by other substantial improvements.

The company has constructed as its headquarters a commodious building which will afford accommodations for visitors, and in which the general store is located.

The new saw mill is in full operation cutting yellow pine lumber to supply the growing demand.

Mr. Cleland's blacksmith shop is probably the best equipped smithy on the Isle of Pines, and its presence is a great convenience to the colonists, as they can have their horse-shoeing done at home.

Numerous houses have been built to take the place of the tents which were the domiciles of the first settlers, and several span of mules have been purchased by the settlers in addition to those which have been bought by the company.

The work which the Tropical Development Company and its Bondholders are doing at McKinley is the work of civilization. Many of our settlers are descendants of those who developed the resources of the Niagara frontier and all of them have in their veins that love of conquest, that bulldog tenacity of purpose which has ever been characteristic of the Anglo-Saxon race. Here, under the sunny skies of the tropics, blessed with an absolutely healthful climate and a soil of exceptional fertility, we are working out the task of repeating in the Isle of Pines the success with which similar efforts have been rewarded in Florida and California with a far less favorable environment.

We, therefore, look forward to the future with the calm assurance of success inborn from complete knowledge of perfect conditions, and we bespeak for ourselves and our Bondholders the co-operation of those who are seeking for what our island has to offer.

May the year 1906 witness as satisfactory progress as has been accomplished in 1905!

Going to Cuba.

NEW YORK, Dec. 2—Fred Strickler, of the J. Hamburger Co., 264 Washington street, leaves on Saturday for a trip through the growing sections of Cuba and Florida. Mr. Strickler will be gone from New York about six or eight weeks and will make new connections and renew the old ones of his house through the territory he travels.

The J. Hamburger Co., received liberal shipments of Cuban and Florida tomatoes and eggplant last Wednesday which were the heaviest they have received so far this year. The Cuban eggplants are unsurpassed in quality and size.—*N. Y. Packer.*

Items About Oranges.

Orange and lemon growers in the San Dimas, Cal., district complain of a scarcity of help in harvesting.

Ellwood Cooper, of Sacramento, Cal., cleared $2,500 on two cars of persimmons.

Shipments are now going forward from Corona, Cal., and the navel orange crop is reported to be fully up to expectations.

Captain Alexis E. Frye, of Highland, Cal., has sold his orange crop of 40 acres to John Cleghorn, and the price realized is approximately 90 cents a box.

California strawberries are now being shipped east, and prospects indicate an excellent crop.

Oranges and tomatoes from Sonora, Mexico, are being received in the United States. The Mexican planters import their tomato crates from a Portland, Ore., manufacturer.

The cash plan of orange buying has met with favor in California, and it is reported that entire groves have been bought on this plan. The ten-acre grove of J. E. Allen, of Highland, was recently purchased by a New York commission house.

R. Ruiz & Co., of Hermosillo, Mexico, have received orders for 16 cars of oranges to be shipped to Canada. The quality of Sonora oranges is steadily increasing, and the demand for them is greater every year.—*N. Y. Packer.*

Green Florida Oranges.

New York, Dec. 2.—The Thanksgiving Florida fruit market was by no means what it was in previous years for reason of the accumulations of green fruit this year. Thanksgiving coming late as it did it was hoped there would be a strong market in oranges and grape fruit. Expectations however, were not fulfilled.

Good fruit moves rapidly on the market and receipts of ripe stuff are constantly increasing. Green fruit is stocking up every house in town and moves slowly. It is predicted by dealers that when the present accumulation is disposed of the market will assume a much better tone and the outlet will show more encouragement for both shipper and receiver.

Very little Jamaica stuff is being received. According to McCormick, Hubbs & Co. most of the fruit from the Island is going to the other side of the Atlantic. The size of the Jamaica oranges continues small as the larger sizes go directly to England.—*N. Y. Packer.*

(In view of the fact that the Isle of Pines can ship thoroughly ripened and mature fruit as early as September it is evident that our growers will be strictly "in it" when their trees begin to bear.)

McKINLEY, ISLE OF PINES

A City of Orange Groves in the American District of Cuba.

Founded by the TROPICAL DEVELOPMENT COMPANY,

17 West Swan Street, Buffalo, N. Y.

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